

## \$635,000 - 563 Byrne Crescent, Edmonton

MLS® #E4446852

**\$635,000**

4 Bedroom, 3.00 Bathroom, 1,442 sqft

Single Family on 0.00 Acres

Blackmud Creek, Edmonton, AB

Walkout bungalow backing trees in prestigious Blackmud Creek Ravine, just steps to ravine trails and minutes to groceries, shops, & transit! This beautifully bright 2000-built home is flooded with natural light from oversized windows up and down. The main level features hardwood floors, a front den, spacious living room with gas fireplace flanked by windows, garden door to a raised deck with a serene view, and a white kitchen with corner pantry & large central island with undermount sink. The primary retreat offers a 4-pce ensuite with jetted tub, separate shower & a huge walk-in closet. A 2nd bedroom, full bath & laundry complete the main floor. The sweeping staircase leads to a 9' ceiling walkout basement with a massive family room, wet bar, stone patio, two large bedrooms, 3rd full bath & tons of storage. South-facing, fenced backyard. A rare opportunity to own in one of the area's most desirable pockets—this is your entry point into a high-value location!

Built in 2000

### Essential Information

MLS® #	E4446852
Price	\$635,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,442
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	563 Byrne Crescent
Area	Edmonton
Subdivision	Blackmud Creek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1E7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Patio, Vinyl Windows, Walkout Basement, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Hillside, Landscaped, No Back Lane, No Through

Road, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Fee Otterson & R.Macadams
Middle	Fee Otterson & DSMacKenzie
High	Michael McCaffery & Dr. An

### Additional Information

Date Listed	July 9th, 2025
Days on Market	3
Zoning	Zone 55

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